



## Apt 16 Abbey Park Mews Grimsby, North East Lincolnshire DN32 0JA

Located within easy access of the town centre is the spacious FIRST FLOOR PURPOSE BUILT TWO BEDROOM APARTMENT. Having the benefit of an allocated parking space the apartment is being sold with vacant possession and is ideal for investment. The spacious accommodation includes: Communal ground floor entrance hall and first floor landing, personal entrance hall, good sized lounge, modern kitchen/breakfast room, two bedrooms and a bathroom/wc. Gas central heating system (modern boiler). Double glazing. Carpets and blinds included. Communal gardens. Only part of this building is being sold.

**£89,950**

- SPACIOUS ACCOMMODATION
- FIRST FLOOR APARTMENT
- GOOD SIZE LOUNGE
- MODERN KITCHEN
- TWO BEDROOMS
- CLOSE TO TOWN CENTRE
- ALLOCATED PARKING
- DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
- NO FORWARD CHAIN



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### COMMUNAL ENTRANCE

Approached via a wooden entrance hall, this communal entrance hall is carpeted with a stained wooden staircase leading up to the first floor.



### FIRST FLOOR LANDING

Wooden double glazed window.



### PERSONAL ENTRANCE HALL



### LOUNGE

13'1" x 16'6" (4.00 x 5.05)

Neutrally decorated with coving to ceiling. Central heating radiator. Wooden Double Glazed windows to the rear elevation.





### **BREAKFAST KITCHEN**

7'5" x 13'2" (2.27 x 4.02)

The kitchen benefits from a range of cream fronted wall and base units with contrasting work surfaces inset with a composite sink and drainer. Included in the sale are the electric oven and hob with an extractor fan and space for under counter appliances. Finished with tiled splash backs. Vinyl flooring. Central heating radiator and dual aspect wooden double glazed windows. Ample space for dining table and chairs.



### **BREAKFAST KITCHEN**



### **BEDROOM ONE**

12'7" x 10'11" (3.85 x 3.33)

To the front aspect with wooden double glazed bay window, carpeted floor, radiator and a modern wall mounted boiler concealed within a floor to ceiling cupboard.



### **BEDROOM TWO**

7'7" x 9'8" (2.33 x 2.95)

To the front aspect with wooden double glazed window, carpeted flooring, central heating radiator and fitted mirrored wardrobes (In need of attention).



### **BATHROOM/WC**

Fitted with a paneled bath with over shower, vanity unit incorporating wash hand basin with cupboards below and a wall mounted mirror above, WC and extractor fan. Vinyl flooring.



### **OUTSIDE**



### **ACCESS TO THE DEVELOPMENT**

Assess to the apartment is via Abbey Drive West.



### **ALLOCATED PARKING SPACE**

This apartment has one allocated parking space which is also numbered 16.



### **TENURE - LEASEHOLD**

We are informed by the seller that the tenure of this property is Leasehold. Confirmation / verification has been requested. Please consult us for further details.

We are advised that the property is leasehold for a period of 250 years from 1990 . The freehold of Abbey Park Mews is owned by Abbey Park Mews Residents Association, the owners of the individual apartments are shareholders of the Management Company which effectively looks after the maintenance of the grounds, the common areas, building insurance and the running of the company. Jackson, Green & Preston are the agents handling the management company and the latest bill for 2024 was £950 but this could change in the future.

**COUNCIL TAX BAND & EPC RATING**

Council Tax Band - B

EPC - C

**VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.